

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lyon County Consortium**

State: **NV**

PJ's Total HOME Allocation Received: **\$7,259,027**

PJ's Size Grouping*: **C**

PJ Since (FY): **1997**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 5				
% of Funds Committed	93.84 %	93.23 %	3	96.48 %	30	29	
% of Funds Disbursed	93.49 %	86.95 %	1	89.00 %	69	70	
Leveraging Ratio for Rental Activities	11.59	11.02	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	84.91 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.69 %	74.65 %	2	70.99 %	54	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.15 %	85.47 %	4	81.75 %	47	50	
% of 0-30% AMI Renters to All Renters***	32.93 %	37.57 %	3	45.84 %	29	28	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.52 %	1	96.12 %	100	100	
Overall Ranking:			In State: 2 / 5	Nationally: 68	68		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,126	\$27,576		\$27,889	82 Units	20.90 %	
Homebuyer Unit	\$18,305	\$11,393		\$15,632	282 Units	71.80 %	
Homeowner-Rehab Unit	\$15,952	\$22,216		\$21,037	29 Units	7.40 %	
TBRA Unit	\$0	\$3,469		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lyon County Consortium NV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,331	\$101,669	\$16,118
State:*	\$95,076	\$118,080	\$20,495
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	76.8	79.1	69.0	0.0
Black/African American:	4.9	0.4	10.3	0.0
Asian:	0.0	0.7	0.0	0.0
American Indian/Alaska Native:	3.7	2.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.0
Asian and White:	0.0	0.0	3.4	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	1.2	0.7	0.0	0.0

ETHNICITY:

Hispanic	13.4	16.0	17.2	0.0
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HOUSEHOLD SIZE:

1 Person:	46.3	19.5	34.5	0.0
2 Persons:	23.2	23.8	34.5	0.0
3 Persons:	14.6	23.4	24.1	0.0
4 Persons:	9.8	21.3	3.4	0.0
5 Persons:	3.7	7.8	3.4	0.0
6 Persons:	1.2	2.8	0.0	0.0
7 Persons:	1.2	1.1	0.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.0	19.5	13.8	0.0
Elderly:	29.3	4.6	48.3	0.0
Related/Single Parent:	31.7	31.2	10.3	0.0
Related/Two Parent:	9.8	37.2	13.8	0.0
Other:	7.3	7.4	13.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.9	0.0 [#]
HOME TBRA:	0.0	
Other:	17.1	
No Assistance:	50.0	

of Section 504 Compliant Units / Completed Units Since 2001 17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lyon County Consortium

State: NV

Group Rank: 68
 (Percentile)

State Rank: 2 / 5 PJs

Overall Rank: 68
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	79.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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